



Tax Band:

Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

Guide Price £315,000



Benefiting from NO CHAIN, a 29' LOUNGE/DINER, an EN-SUITE and detached GARAGE is this three DOUBLE bedroom property. Also offering an UNOVERLOOKED garden, modern kitchen & set in walking distance to all local shops/amenities.



Chestnut Avenue, Great Notley, Braintree, CM77 7YJ

advert summary

GUIDE PRICE ?315,000-?330,000

Hamilton Piers, Great Notley's leading local property specialists, are delighted to offer for sale this three DOUBLE bedroom property, benefiting from NO ONWARD CHAIN with an EN-SUITE to master, a huge 29' LOUNGE/DINER and detached GARAGE. Benefiting from an UNOVERLOOKED rear garden, modern fitted kitchen & set in walking distance to all local shops/amenities.

The property itself is located in the heart of Great Notley Garden Village, just a short walk from all the local amenities including schools, shops and within easy reach of the A120 & Chelmsford. Additionally, Braintree Station is located just over 2 miles away, offering a regular service (via Chelmsford City Centre) to London Liverpool Street.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard, laminate wood flooring, smooth ceiling, doors to kitchen, cloakroom and lounge.

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, Iminte wood flooring, smooth ceiling.

KITCHEN: (11'07" x 7'06")

Double glazed window to front, matching wall and base units with roll top worksurfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer taps, built in electric oven, electric hob, extractor hood, space for fridge freezer, dishwasher and washing machine, radiator, vinyl flooring, smooth ceiling. door to hallway.

LOUNGE / DINING ROOM: (29'03" x 14'06")

Triple aspect double glazed window to both sides and rear, open plan, radiator, storage cupboard, laminate wood flooring, smooth ceiling, french doors to rear garden.

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, smooth

ceiling.

MASTER BEDROOM: (11'01" x 9'04")

Double glazed window to front, built in wardrobes, radiator, laminate flooring, smooth ceiling, door to en-suite.

EN-SUITE TO MASTER BEDROOM:

Enclosed shower unit, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

BEDROOM TWO: (16'00" x 10'02")

Double glazed window to front, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE: (13'11" x 8'01")

Double glazed window to rear, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear, panelled bath with shower attachment, low level WC, pedestal wash hand basin, partly tiled walls, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, hardstanding patio area with artificial grass.

GARAGE AND PARKING:

Detached garage with up and over door, allocated parking.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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